

EXCERPT  
- KAS

**Minutes**  
**Historic Preservation Advisory Board**  
**DATE: May 10, 2004**

<p><u>Members Present:</u>  Bob Newton , chair (BN)  Carol Chin (CC)  Steve Gadd (SG)  Max Geier (MG)  Ross Parkerson (RP)  Stewart Wershow (SW), Council Liaison  Bruce Osen (BO), Planning Commission Liaison</p> <p><u>Members Absent:</u>  Andy Collins (AC)  John Koch , vice chair (JK)</p>	<p><u>Staff:</u>  Kathy Seeburger (KAS) - Notetaker</p> <p><u>Visitors:</u>  Lige Armstrong  B A Beierle  Ed Finn  Brenda Schmisser  Mark Taylor, Applicant  Rudy Wehrmann  Hugh Richard White</p>
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**Summary of Discussion**

	<b>Agenda Item</b>	<b>Recommendation/Action</b>
I.	<b>Call to Order/Review Meeting Agenda</b>	Meeting called to order: 5:25 PM
II.	<b>Visitor Consultations</b>	<p>A. Two OSU students, Lige Armstrong and Ed Finn, stated that they were involved with a project to look at future possible uses of the Whiteside Theater.</p> <p>B. Hugh White asked for Board feedback regarding proposed new construction at his 6<sup>th</sup> and Western property in the Avery-Helm District. He reviewed the specific areas for which he desired feedback, itemized in an April 9 memo provided to the HPAB at its last meeting. Chair Newton described his responses to each of the questions and asked for further Board input. A brief summary of this feedback is as follows:</p> <ol style="list-style-type: none"> <li>1. The Board encourages "street trees" along the western side of the site (note: Sixth Street is under private ownership - not public ROW).</li> <li>2. Depending on the project design, a 5' setback along the western property line could be acceptable.</li> <li>3. Proposed separation between structures and vehicle parking spaces not problematic from historic preservation perspective (would require Lot Development Option).</li> <li>4. Northernmost building could be oriented to the west or to the north; there are two "public" facades. Preferable to make this appear as corner lot. Some recommended design treatments for these facades was discussed , e.g. porches, gables. KAS stated she would send Mr. White the list of proposed "pedestrian-oriented" design features from the Comprehensive Plan and draft Land</li> </ol>

<p>IIIA.</p>	<p><b>Application Review: G. S. and Julia LaDow House, 340 NW 33<sup>rd</sup> Street, HPP04-00015</b></p> <p>Home is Historic Contributing in College Hill West Historic District.</p> <p>Applicant: Mark Taylor, representing property owner Jeanine Thoene.</p>	<p> <input type="checkbox"/> Approved  <input type="checkbox"/> Approved with Conditions  <input checked="" type="checkbox"/> Denied         </p> <p>Motion: Application is recommended for denial; applicant encouraged to come forward with a revised proposal. (MG)          Seconded - CC</p> <p>Vote: 5-0 (unanimous)</p> <p>Mark Taylor (MT) described proposal to remove wooden window components and to replace them with vinyl components. Applies to entire house. The current windows leak air, don't seal efficiently, and are inefficient. Approximately half the windows are inoperable because they are stuck or painted shut. He would like to match the Dutch Colonial style of other historic properties; he distributed photos of the house and other historic properties to the Board.</p> <p>MG -asked MT to clarify the status of the existing windows and whether he considered restoring the windows.</p> <p>Rudy Wehrmann (visitor) - commented that he had been successful using a sealer to restore his own wooden windows.</p> <p>B A Beierle (visitor) - asked about the historic classifications of the additional properties referred to by the applicant; she was concerned that an appropriate basis of comparison be utilized.</p> <p>RP - expressed concerns that application was not detailed enough to know what is being requested for approval.</p> <p>KAS - highlighted proposed window design from manufacturer information in the application.</p> <p>CC - May not be necessary to replace window sashes; maintenance could address the problems noted. "2 over 2" design may not be necessary.</p> <p>SG - Could be acceptable to replace the windows, but not with vinyl and with fake grids; this is not historically appropriate. Also felt that windows could be repaired. Highlighted examples of windows he brought to the meeting. To keep costs down, "1 over 1" window pattern could be acceptable/appropriate.</p> <p>MG -Windows themselves are in good shape; possible to be upgraded. Important to repair front facade windows and windows facing Harris Boulevard. For other facades, a more 'economical' approach could be supported, such as sash replacements.</p> <p>CC - Asked applicant if he had considered the use of wooden storm windows as a means of protecting the existing windows.</p>
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IV.	<b>Historic Preservation Week Feedback</b>	<p>The Board felt that this year's activities were successful. It was suggested that the Board prepare thank you letters to individuals who conducted walking tours. KAS said she would coordinate with Chris Bentley with Benton County to do this.</p>